

AVAILABLE FOR LEASE

MANUFACTURING | WAREHOUSE | INDUSTRIAL
2333 MCCALL STREET | DAYTON, OH | 45417



2333 McCall Street | Dayton, Ohio | 353,998± SF



PHOENIX INVESTORS

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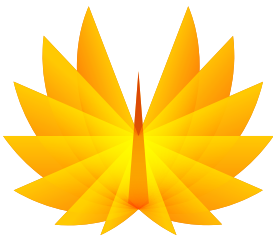
Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
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SPACE FEATURES

- Rail Served
- Expandable
- Cranes
- New Roof
- New Electrical



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PROPERTY DETAILS

Building Size:	353,998± SF
Land Area:	22± Acres
Space:	Office: To suit Warehouse: 353,998± SF
Year Built:	1960; Renovation 1986
Dimensions:	497' x 742'
Minimum Divisible:	100,000 SF
Maximum Contiguous:	353,998 SF
Ceilings:	Metal - Steel Joist
Ceiling Height:	30' (min.) - 34' (max.)
Column Spacing:	40' x 40' and 32' x 25'; Steel H
Roof:	BUR/Membrane
Floors:	Reinforced concrete
Walls:	Combo - block and insulated metal
Loading:	10 dock-high doors; 3 drive-in doors; 1 forklift entry door
Cranes:	6 cranes ranging from 30 ton to 5 ton
Rail:	Serviced by CSX, 3 rail sidings into building and interior rail loading platforms
Water:	Provided by City of Dayton
Sewer:	Provided by City of Dayton (Municipal)
Power:	480 Volt 3 Phase; Provided by Dayton Power & Light
HVAC:	Gas fired heat; Conditioned office
Lighting:	T-5 High Efficiency
Fire Safety:	ESFR System
Parking:	78 spaces
OpEx Estimate 2017:	\$0.40/SF

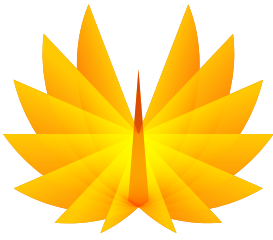


FOR COMPLETE INFORMATION CONTACT:

✉ LEASING@PHOENIXINVESTORS.COM | ☎ (414) 283-2600 | ☎ (866) 532-7321
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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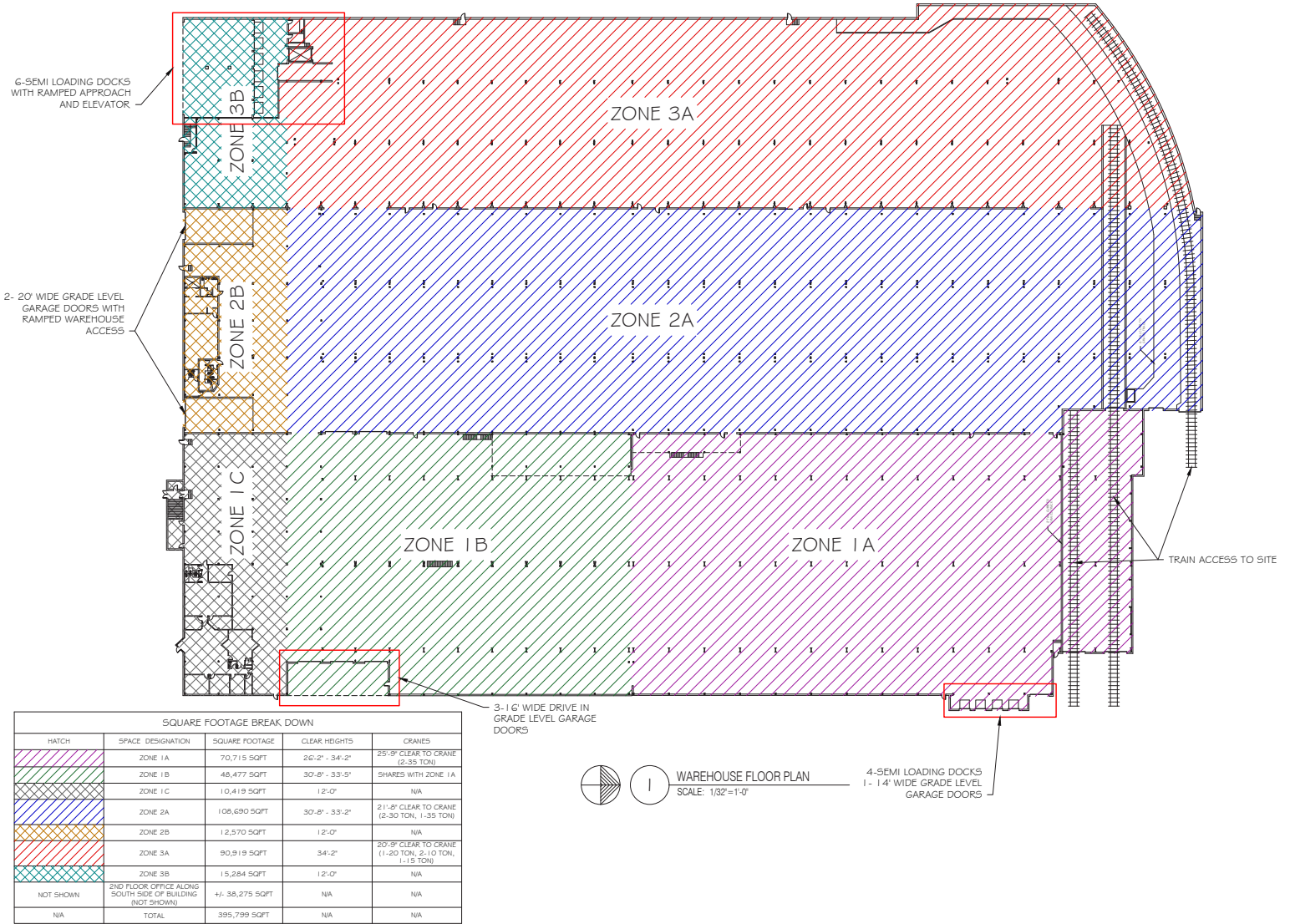


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SITE PLAN



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